USE-SPECIFIC PERFORMANCE CRITERIA

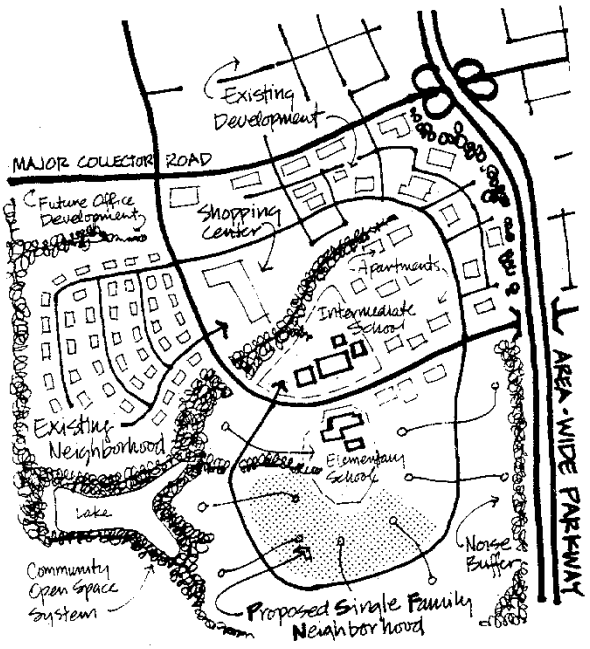
The following performance criteria for specific uses are guidelines used to evaluate development plans for the Fairfax Center Area.

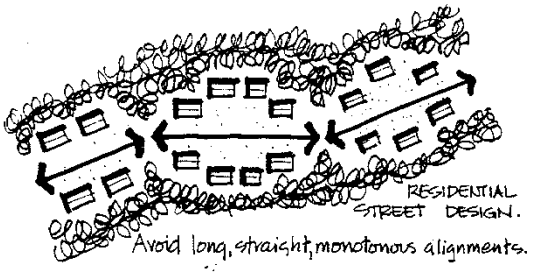
Residential/Single-Family Detached Housing Criteria

Site Planning

- General
  - Integrate new development with existing and future adjacent land uses.
  - Plan development in reasonably-scaled neighborhood modules.
  - Provide appropriate level, scale and location of support services/facilities (e.g., convenience commercial).
  - Provide pedestrian linkages to community-wide amenity areas, services and facilities.
  - Consider potential highway noise impacts in community, neighborhood and dwelling unit design.
  - Use energy conservation criteria in planning and design.
  - Preserve or recover and record significant heritage resources.

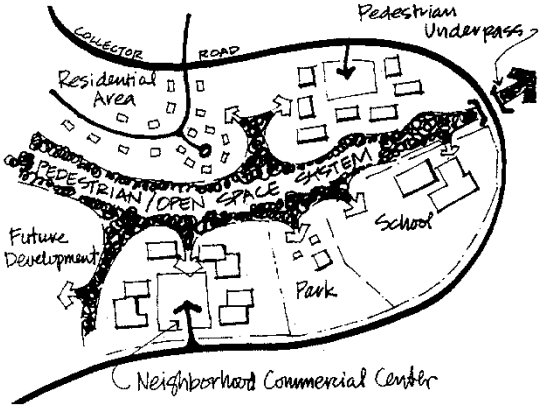
- Access/Roads/Parking
  - Provide adequate, safe auto access to neighborhoods from appropriate level roadways.
  - Use a hierarchical system of internal roadways; do not access homes directly onto major collector roads.
  - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive road design/ construction.
  - Road alignments should reinforce neighborhood scale; avoid long, straight, monotonous residential streets.
  - Avoid on-street parking in low density neighborhoods; provide adequate off-street spaces.
  - In dense developments, provide off-street, screened parking areas for special
  - vehicle storage (e.g. recreation vehicles, boats, trailers, etc.).
  - Establish distinct utility and landscaping corridors within street rights-of-way.





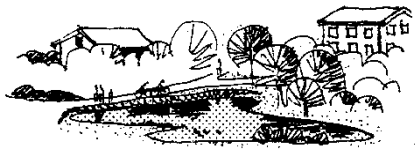
- Orient roadways to maximize southern (solar) exposure for frontage residences, when possible.
- Reduce amount of impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.

• Open Space/Community Facilities
- Integrate natural open space amenities into overall neighborhood design.
- Provide continuous pedestrian/open space system linking neighborhood activity nodes internally and externally.
- Provide public park and recreational areas/facilities for residents' use; link to the open space system.
- Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible.
- Use natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers.



• Buffers
- Use varying types and density/intensity of development as buffers for incompatible uses.
- Take advantage of natural landscape edges and elements in buffering and defining neighborhood units.

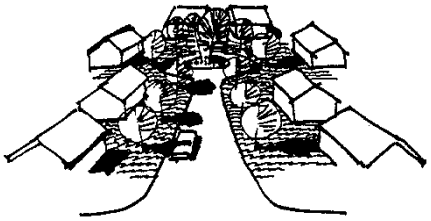
• Utility/Service Areas
- Use grass swales for surface drainage, when possible.
- Provide stormwater detention/retention structures which can be retained as open space amenities.
- Place all electrical utility lines underground; screen utility substations and service areas from public view.

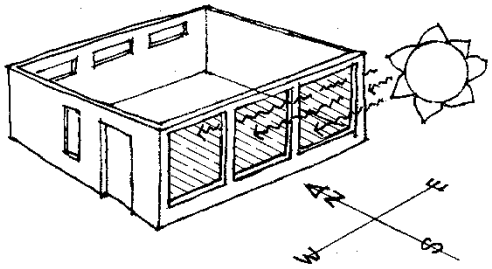


Architectural Design

• Scale/Mass/Form
- Provide general consistency in residential dwelling scale within each neighborhood.
- Create interest through sensitive detailing and use of basic geometric forms for dwelling units.
- Use varied setbacks to create interesting architectural (mass) relationships to the street.
- Cluster units around courtyard-like areas to reinforce neighborhood scale.

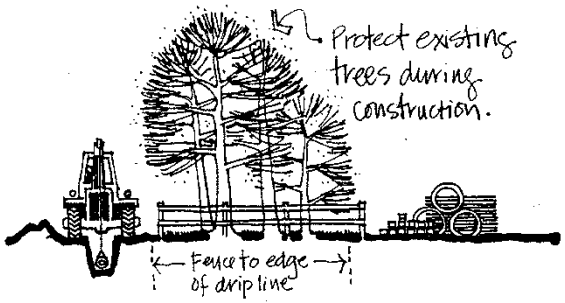
- Functional Relationships/Facade Treatment
  - Select and site appropriate building types with respect to natural topography (e.g., split level vs. slab, etc.)
  - When units are in close proximity, locate windows/doors for maximum privacy between units.
  - Site units to maximize potential for shared or paired driveway entrances.
  - Segregate primary building entries from service-type entries.
  - Minimize solar heat gain in warm weather and maximize solar heat gain retention in cold weather through sensitive design treatment.
  - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
  - Establish dwelling cluster architectural theme consistency, while avoiding literal facade repetition.
  - Use similar architectural materials within a given cluster of dwellings.
  - Keep architectural facade material types to a minimum on any single dwelling.
  - Carry all attached facade materials (such as wood siding) down to a finished grade elevation or paint to match adjoining facade.





Landscape Architectural Design

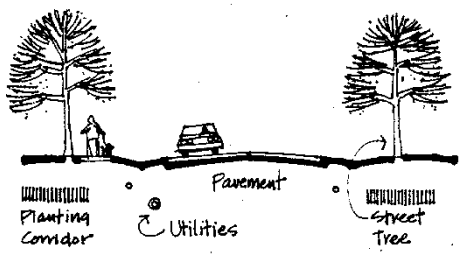
- Landscaping
  - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
  - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
  - Provide street trees along all roadways; use consistent species groupings to reinforce neighborhood character.
  - Locate street trees along roadways in landscape corridors away from underground utilities.
  - Use special landscape treatments to define primary building entry zones.
  - Use plant materials to define private outdoor social spaces for each unit, as needed.
  - Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
  - Provide well-landscaped special use

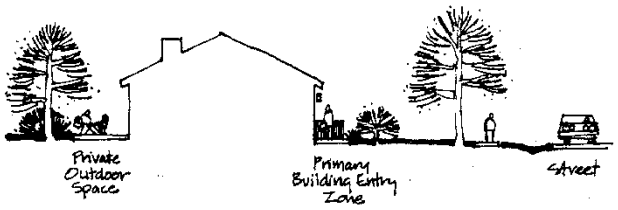


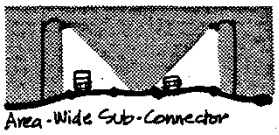
areas for neighborhood residents (e.g., pool areas, parks, etc.).
- Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
- Select low-maintenance landscape materials for large neighborhood common areas not likely to receive consistent maintenance.
- Protect solar access to buildings when incorporating landscape materials: (1) Use deciduous tree plantings near glass so that the foliage does not obstruct the heat gain in winter; (2) Use evergreen plantings on the north to protect against the wind; and (3) Orient plantings around buildings to allow wind flow during warm weather.

• Site Furnishings/Signing and Lighting
- Provide a well-designed signage system to identify and direct safe movement throughout the community-vehicular and pedestrian.
- Provide well-designed neighborhood entry signs at major auto/pedestrian entry areas.
- Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
- Provide special neighborhood entry area and identification sign lighting.
- Ensure neighborhood architectural theme and light fixture style consistency.
- Provide individual dwelling unit entry zone and street number illumination lighting.

• Site Furnishing/Fencing/Mailboxes
- Avoid fencing along lot lines between homes; this practice reduces the visual depth and width of individual properties.
- Use fencing materials which relate to the proposed function of the fence (e.g., solid for privacy).
- Use fencing materials and style consistent with dwelling architectural materials and style.
- Avoid long, monotonous solid walls or fence lines by using jogs or setbacks for visual interest.
- If roadside mailboxes are used, provide units consistent to neighborhood or cluster architecture/style.







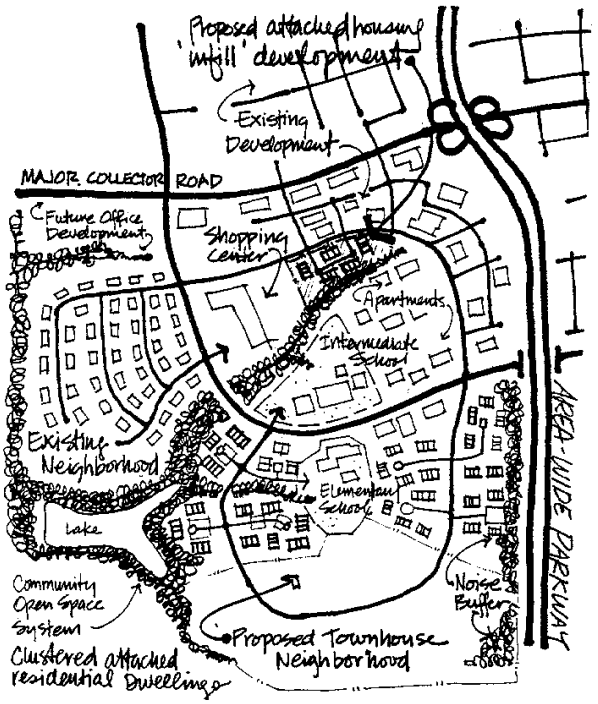
ROADWAY LIGHTING

- Site Furnishings/Minor Structures
  - Outdoor utility sheds/buildings should relate to dwelling architecture and style.

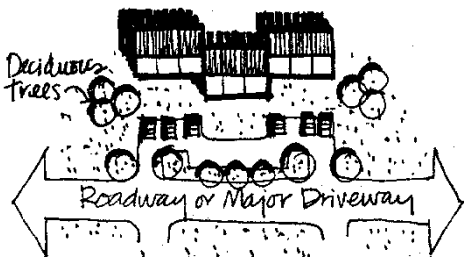
Residential/Single-Family Attached/Multifamily Low-Rise Housing Criteria

Site Planning

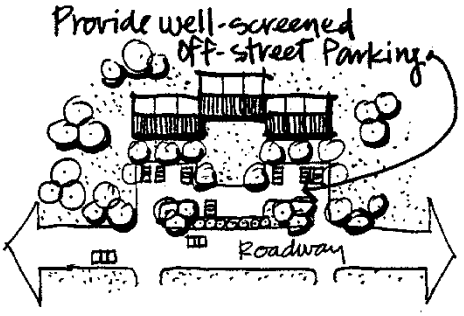
- General
  - Integrate new development with existing and future adjacent land uses.
  - Plan development in reasonably-scaled neighborhood modules.
  - Provide appropriate level, scale and location of support services/facilities (e.g., convenience commercial).
  - Provide pedestrian linkages to community-wide amenity areas, services and facilities.
  - Consider potential highway noise impacts in community, neighborhood and dwelling unit design.
  - Emphasize the placement of clusters of multifamily buildings sensitively in the existing landscape context.
  - Incorporate neighborhood convenience service structures into the development architecturally, spatially and functionally.
  - Preserve or recover and record significant heritage resources.



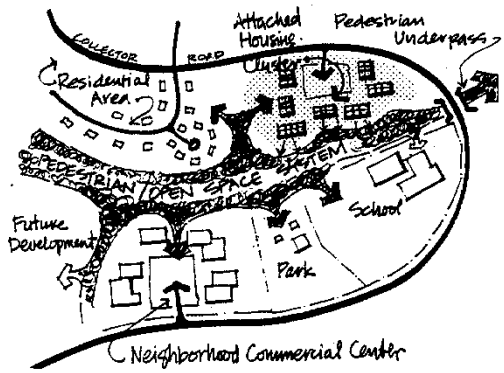
- Access/Roads/Parking
  - Provide adequate, safe auto access to the neighborhoods from appropriate level roadways.
  - Use a hierarchical system of internal roadways and drives; do not access units directly onto major collector roads.
  - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive street/parking design/construction.
  - Road alignments should reinforce neighborhood scale; avoid long, straight, monotonous residential streets.
  - Avoid on-street parking; provide adequate off-street parking areas in scale with architectural masses.
  - Provide off-street, screened parking areas for special vehicle storage (e.g., recreation vehicles, boats, trailers, etc.).



- Establish distinct utility and landscaping corridors within street rights-of-way.
- Orient roadways to maximize southern (solar) exposure for frontage residences, where possible.
- Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.
- Provide adequate, convenient parking, buffered from primary views from streets and dwelling units by setbacks, landscaping, fencing or other architectural elements.
- Provide adequate emergency vehicle turn-around space in close proximity to dwelling units; incorporate into parking, drive and street layout.
- Adhere to existing Fairfax County development standards for minimum parking space and driveway dimensions, etc.
- Consider use of special paving materials for small-scale parking areas in harmony with site and architectural design materials.
- Consider use of covered parking for primary car spaces in front of units (carports and garages).



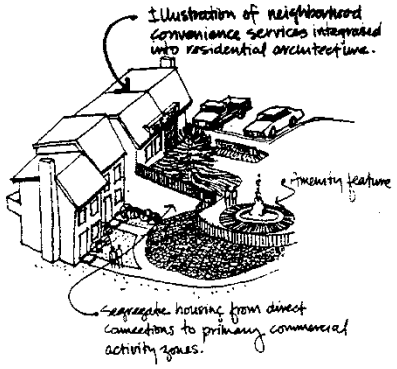
- Open Space/Community Facilities
  - Integrate natural open space amenities into overall neighborhood design.
  - Provide a continuous pedestrian/open space system linking neighborhood activity nodes internally and externally.
  - Provide courtyard, park and recreational areas/facilities (e.g., swimming pools, tennis courts, tot lots, etc.) for use of residents; link to the open space system.
  - Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible.
  - Use natural (especially wooded) open space corridors/areas as transition areas, visual amenities and buffers.
  - Relate community and neighborhood-wide facilities functionally (access, proximity, etc.) to other uses within the development.

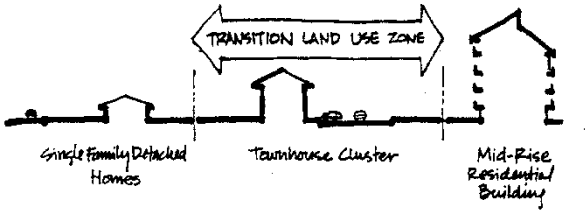


- Buffers
  - Use varying types and density/intensity of development as buffers for incompatible uses.
  - Take advantage of natural landscape

edges and elements in buffering and defining neighborhood units.
- Promote privacy between units with setbacks, plant materials, fences and grade changes.

• Utility/Service Areas
- Use grass swales for surface drainage whenever possible.
- Provide stormwater detention/retention structures which can be retained as open space amenities.
- Place all electrical utility lines underground; screen utility substations, service areas and heating/ventilation equipment from public view.
- Screen refuse container (dumpster) areas from view, but maintain good service vehicle access.

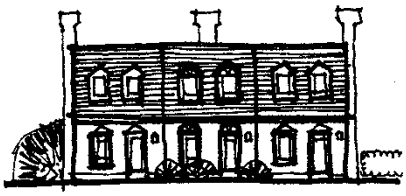




Architectural Design

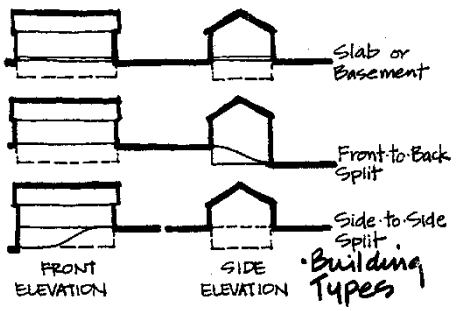
• Scale/Mass/Form
- Provide general consistency in residential dwelling scale within each neighborhood.
- Create interest through sensitive detailing and use of basic geometric forms for dwelling units.
- Use varied setbacks to create interesting architectural (mass) relationships to the street.
- Cluster units around courtyard-like areas (landscaped parking or plaza) to reinforce neighborhood scale.
- Create generally low-scaled masses for buildings; do not make buildings excessively long.

• Functional Relationships/Facade Treatment
- Select and site appropriate building types with respect to natural topography (e.g., split level vs. slab, etc.)
- When end units are in close proximity, locate windows/doors for maximum privacy between units.
- Segregate primary building entries from service-type entries.
- Use current energy conservation technology in architectural and heating/cooling systems design.
- Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
- Establish dwelling cluster architectural



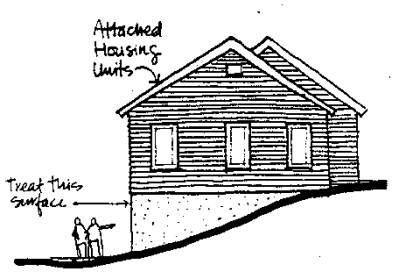
Consistency of unit scale with varied detailing in Attached Unit design.

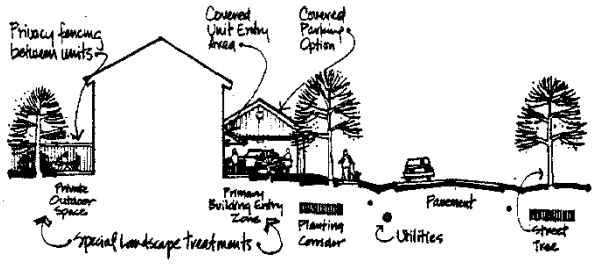
theme consistency while avoiding literal facade repetition among units.
- Use similar architectural materials within a given cluster of dwellings.
- Keep architectural facade material types to a minimum on any single dwelling.
- Carry all attached facade materials (such as wood siding) down to a finished grade elevation, or paint to match adjoining facade.
- Incorporate special, landscaped transition areas at dwelling unit entry areas into building/site design.
- Consider the inclusion of covered unit entry areas in architectural design.



Landscape Architectural Design

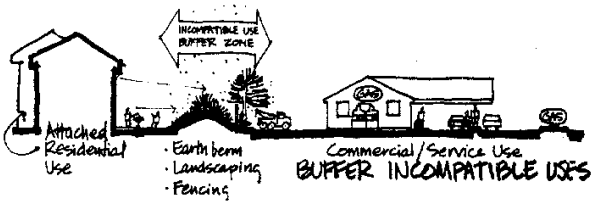
- Landscaping
  - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
  - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
  - Provide street trees along all roadways; use consistent species selection per street to reinforce neighborhood character.
  - Locate street trees along roadways in landscape corridors away from underground utilities.
  - Use special landscape treatments to identify and reinforce community, neighborhood and building cluster entry areas.
  - Use special landscape treatments to define primary building entry zones.
  - Use plant materials to define private outdoor social spaces for each unit, as needed.
  - Buffer incompatible uses with land forms and/or landscape materials as needed.
  - Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
  - Provide well-landscaped special use areas for neighborhood residents (e.g., pool areas, parks, etc.).
  - Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
  - Select low-maintenance landscape materials for large neighborhood common areas not likely to receive consistent maintenance.

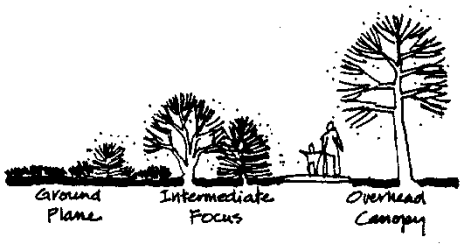




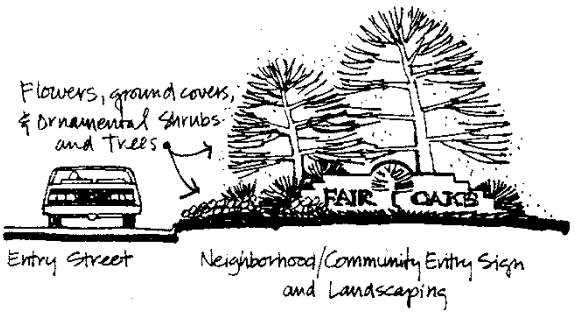
- Shade and visually break up large parking areas by planting canopy shade trees in planting islands.
- Protect solar access to buildings when incorporating landscape materials.

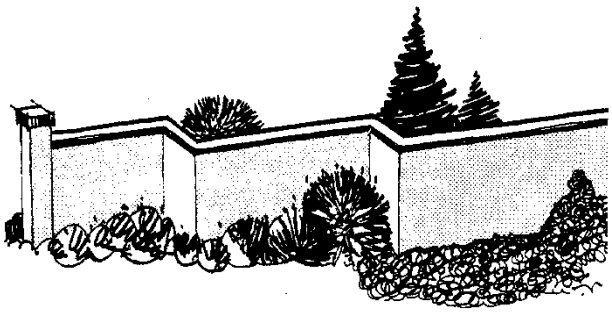
• Site Furnishings/Signing and Lighting
- Provide a well-designed signage system to identify and direct safe movement throughout the community-vehicular and pedestrian.
- Provide well-designed neighborhood entry signs at major auto/pedestrian entry areas.
- Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
- Provide special neighborhood entry area and identification sign lighting.
- Ensure neighborhood architectural theme and light fixture style consistency.
- Provide individual dwelling unit entry zone and street number illumination lighting.





• Site Furnishing/Fencing/Mailboxes
- Use walls and fencing along lot lines between units to provide privacy for outdoor activity areas in front and rear of units when possible. This should be done in a manner which does not prevent solar access.
- Use fencing materials which relate to the proposed function of the fence (e.g., solid for privacy).
- Use wall or fencing materials and style consistent with dwelling architectural materials and style and in a manner which does not prevent solar access.
- Avoid long, monotonous solid fence lines by using jogs or setbacks for visual interest.
- If curbside mailboxes are used, provide multibox units consistent to the building cluster architecture/style.





• Site Furnishings/Minor Structures/Seating
- Outdoor utility sheds/buildings should relate to dwelling architectural materials and style.
- Provide bus shelters at major roadway entries as needed to serve residents utilizing existing or proposed transit services.
- Consider the provision of gazebos or

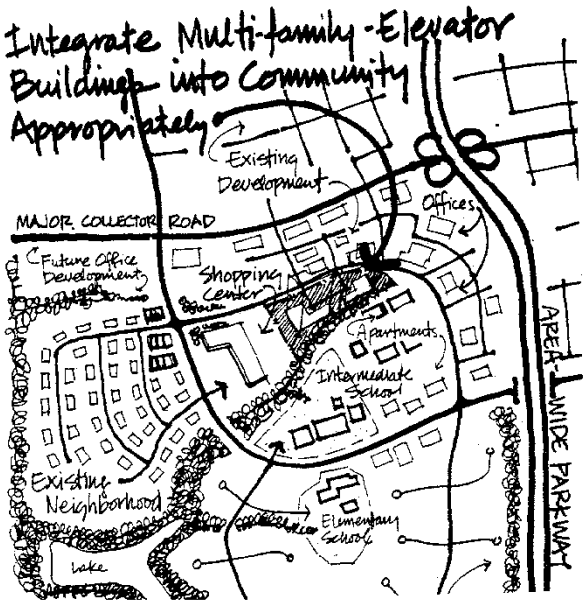
other outdoor shelters with architectural design compatible to residential building design.
- Consider provision of other outdoor architectural elements, such as trellises or kiosks.
- Provide outdoor seating at appropriate activity areas (e.g., tot lots, pool area, etc.).
- Provide hard-surfaced landscaped recreational areas, especially around swimming pool/clubhouse areas.

Residential/Multifamily-
Elevator Housing Criteria

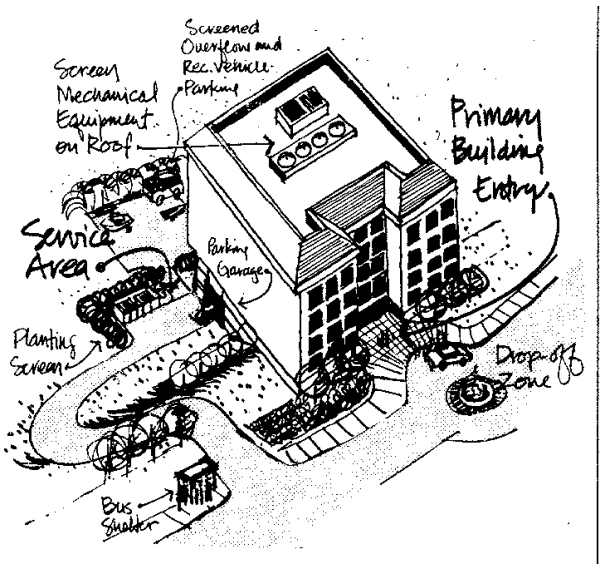
Site Planning

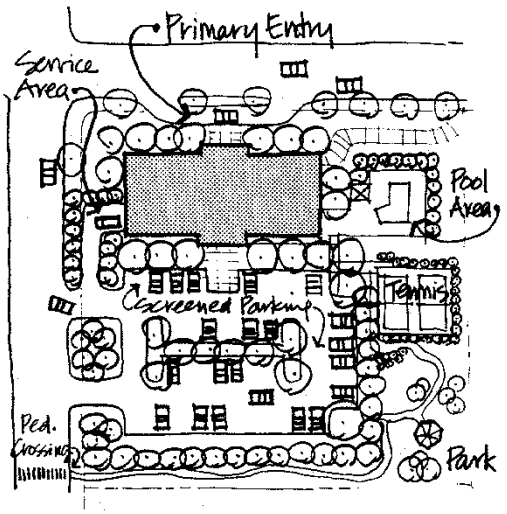
- General
  - Integrate new development with existing and future adjacent land uses appropriately; locating it near employment/shopping cores and mass transit access points.
  - Plan development using reasonably-scaled architectural masses, which relate positively to site and adjacent use conditions through siting, setbacks and landscaping.
  - Provide appropriate level, scale and location of support services/facilities (e.g., convenience commercial) integrated into overall architectural design.
  - Provide pedestrian linkages to community-wide amenity areas, services and facilities.
  - Consider potential highway noise impacts in community, neighborhood and dwelling unit design.
  - Use energy conservation-based criteria in planning and design.
  - Provide a quality visual image to all (off-site) public views, as the structure will be considered an area-wide visual amenity.
  - Take care in siting tall structures to avoid (sun) shading of structures on adjacent lots.
  - Preserve or recover and record significant heritage resources.

- Access/Roads/Parking
  - Provide adequate, safe auto access into the site from appropriate level roadways.



- Use a hierarchical system of internal streets and drives; do not access buildings directly onto major roads.
- Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive street/parking lot design/construction.
- Segregate resident and service entry areas; provide adequate area for service/emergency vehicle access and operation.
- Avoid on-street parking; provide high-image off-street parking areas in scale with pedestrians.
- In dense developments, provide off-street, screened parking areas for special vehicle storage (e.g., recreation vehicles, boats, trailers, etc.).
- Use structured parking whenever possible; integrate parking decks into overall building architecture.
- Provide a well-landscaped, high-image auto passenger drop-off zone at major residential building entry.
- Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques and deck parking provision.
- Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
- Adhere to existing Fairfax County development standards for minimum parking space and drive dimensions, etc.





- Open Space/Community Facilities
  - Integrate natural open space amenities into overall site plan development.
  - Provide a continuous pedestrian/open space system linking on- and off-site activity nodes.
  - Provide courtyard, park and recreational areas/facilities (e.g., pools, tennis courts, tot lots, etc.) for use of residents; link to the open space system.
  - Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible.
  - Use natural (especially wooded) open space corridors/areas as transition ones, visual amenities and buffers.
  - Integrate on-site service and amenity features into overall functional and design scheme.

- Buffers

- Use varying scale and arrangements of structures on-site to act as buffers for incompatible use relationships.
- Take advantage of natural landscape edges and elements in buffering and defining architectural elements.
- Use architectural elements (walls, buildings, etc.) as visual and roadway noise buffers.

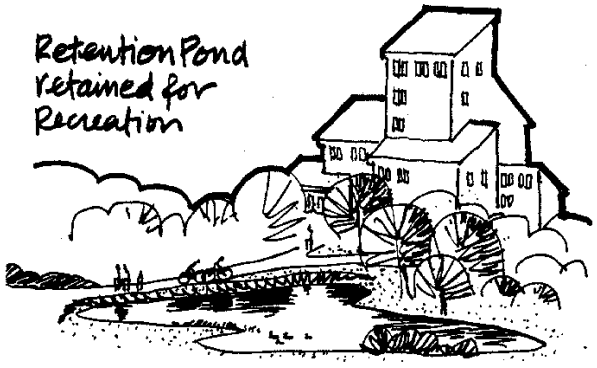
• Utility/Service Areas
- Use curb and gutter systems within the primary building and parking zone for auto and drainage control.
- Away from the major architectural/ parking core, use grass swales for surface drainage whenever possible.
- Provide stormwater detention/retention structures which can be retained as open space amenities.

- Place all electrical utility lines underground; screen utility substations and service areas from public view.

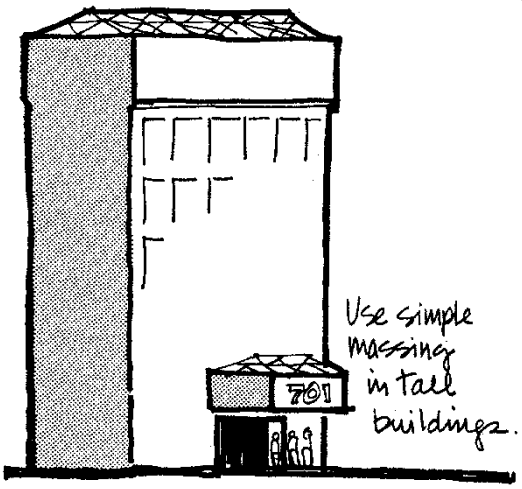
Architectural Design

• Scale/Mass/Form
- Maintain relatively simple massing in tall structures, with openings and entries clearly articulated through building offsets and texture/material changes.
- Adhere to established Fairfax County building bulk and setback requirements.
- Use varied setbacks to create interesting architectural (mass) relationships to the street.
- Cluster buildings around courtyard-like areas to reinforce neighborhood scale.
- Integrate architectural masses/forms into natural topography of site.

• Functional Relationships/Facade Treatment
- Select and site appropriate building types with respect to natural topography.
- When buildings are adjacent, orient primary facades for maximum privacy between buildings.
- Segregate primary building entries from service-type entries.
- Use current energy conservation technology in architectural and heating/cooling systems design.
- Minimize solar heat gain for cooling and maximize solar heat gain/retention for

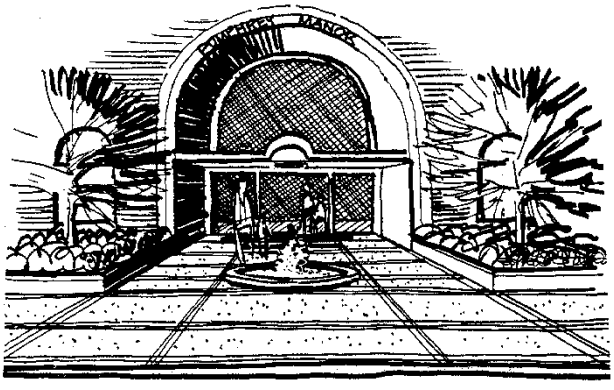


heating by sensitive design treatment.
- Dwelling unit number and arrangement for each building should reinforce feeling of security and neighborhood among residents.
- Avoid false facade treatments which are unrelated to building form/ function.
- Carefully select and restrict the variety of architectural facade materials for each building, but avoid monolithic facade treatments.
- Integrate community and resident service uses into building architecture.
- Incorporate major landscaped plazas at major building entrances, featuring special paving, seating, plantings and water features such as fountains.



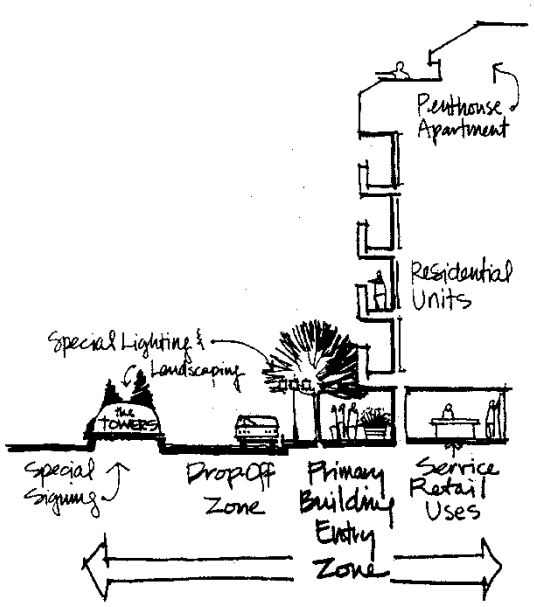
Landscape Architectural Design

- Landscaping
  - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
  - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
  - Provide street trees along all roadways and shade trees in parking areas; encourage the use of groupings which reinforce the residential development character and identity.
  - Provide well-landscaped special use areas for neighborhood residents (e.g., pool areas, parks, etc.).
  - Use special landscape treatments to define primary building entry zones.
  - Buffer incompatible uses with land forms and/or landscape materials as needed.
  - Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
  - Locate street trees along roadways and parking areas in landscape corridors away from underground utilities.
  - Use special landscape treatments to identify and reinforce community and neighborhood entry areas.
  - Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
  - Select low-maintenance landscape materials for common areas not likely to receive consistent maintenance.

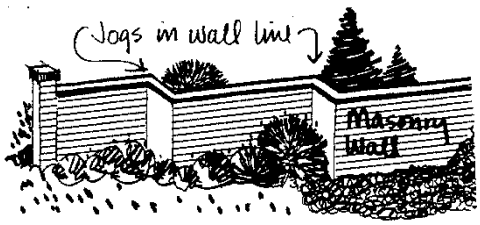


- Protect solar access to buildings when incorporating landscape materials.

• Site Furnishings/Signing and Lighting
  - Provide a well-designed signage system to identify and direct safe vehicular and pedestrian movement throughout the site.
  - Provide well-designed site entry signs at major auto/pedestrian entry areas.
  - Provide street, parking and pedestrian lighting systems consistent in style/intensity with each system's needs.
  - Ensure site-wide architectural theme and light fixture style consistency.
  - Use special lighting techniques, such as up-lighting, to accentuate primary entry plazas and high-image architectural elements.



• Site Furnishings/Walls and Minor Structures
  - Use concrete or masonry walls in conjunction with building style and materials for screening and grade-change accommodation.
  - Avoid long, monotonous walls by incorporating jogs or setbacks for visual interest.
  - If entry gates are used, ensure that design is high quality and integrated into adjacent wall architecture.
  - Provide bus shelters at major site entries as needed to serve residents utilizing existing or proposed transit services; integrate structure design into project architectural theme, if possible.
  - Consider the provision of gazebos, information kiosks or other outdoor structures for use of residents.
  - Provide outdoor seating, some covered, at major on-site activity areas.
  - Provide hard surfaced recreational areas on-site (e.g., tennis courts, play courts, pool-side areas, etc.).

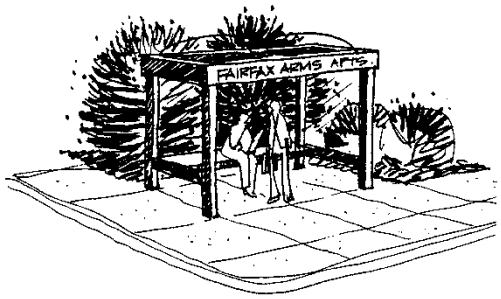


Commercial/Low Density Office and Neighborhood Center Criteria

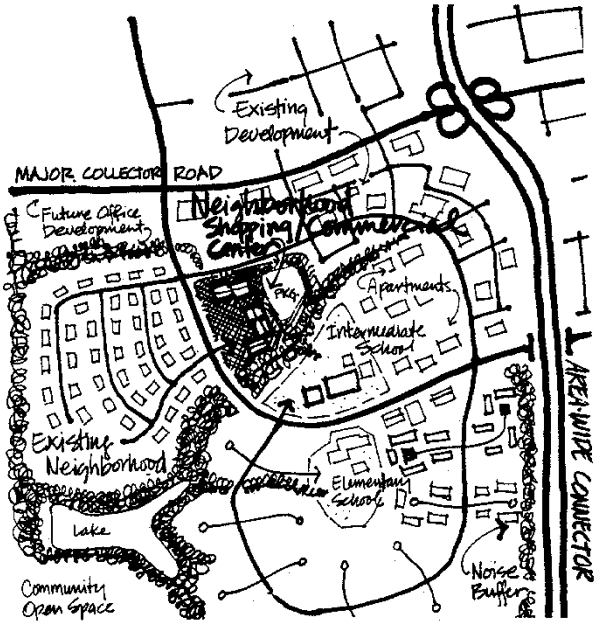
Site Planning

• General
  - Integrate new development with existing and future adjacent land uses appropriately; locate new centers with quality vehicular and pedestrian access.

- Select type and scale of commercial office uses within each development which will serve local area needs.
- Use criteria for shared parking and open space between uses in site development, if feasible.
- Provide pedestrian linkages to residential neighborhoods and community-wide amenity areas, services and facilities.
- Use energy conservation based criteria in planning and design.
- Preserve or recover and record significant heritage resources.



• Access/Roads/Parking
- Provide adequate, safe auto access into the center from appropriate-level roadways.
- Provide well-screened off-street parking areas for customers; keep these parking lots in scale with the development and neighborhood.
- Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive parking and building design/construction.
- Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
- Segregate service and maintenance drives and parking areas from customer entry and parking zones.
- Reduce impervious surfaces (drives, parking, buildings, etc.) through use of cluster design techniques.
- Provide a well-landscaped, high-quality image toward the street, and buffer service areas from public view.
- Adhere to existing Fairfax County development standards for minimum parking space and driveway dimensions.



• Open Space/Community Facilities
- Integrate natural open space amenities into overall site design.
- Provide on-site pedestrian system links to neighborhood and community-wide pedestrian systems.
- Consider inclusion of neighborhood-level facilities as part of a mixed-use program for neighborhood centers (e.g., recreation uses and small commercial, office and service uses, etc.)
- Design safe pedestrian systems on-site; incorporate handicapped-access

elements, such as ramps, into system design.
- Use natural (especially wooded) open space corridors/areas as transition areas, visual amenities and buffers.

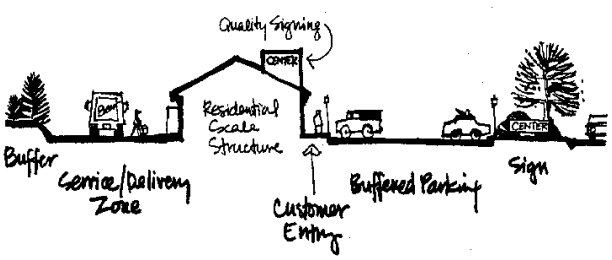
• Buffers
- Use varying scales and arrangement of buildings on-site as buffers for incompatible use relationships.
- Take advantage of natural landscape edges and elements in buffering and defining neighborhood center components.
- Use architectural elements (walls, buildings, etc.) as visual and roadway noise buffers.

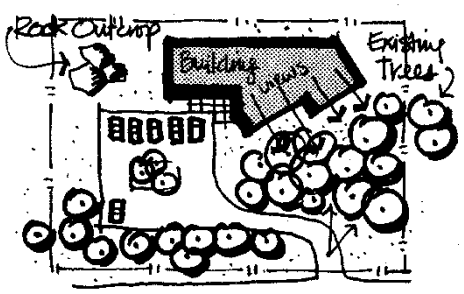
• Utility/Service Areas
- Use curb and gutter drainage systems adjacent to buildings and main parking areas, but use grass swales, when possible, in other areas on-site.
- Provide stormwater detention/retention structures, as needed, which can be retained as open space amenities.
- Place all electrical utility lines underground; screen utility substations and service areas from public view.
- Screen all service/maintenance areas from public view.
- Provide for safe on-site storage and off-site disposal of refuse and wastes generated by commercial/service uses.

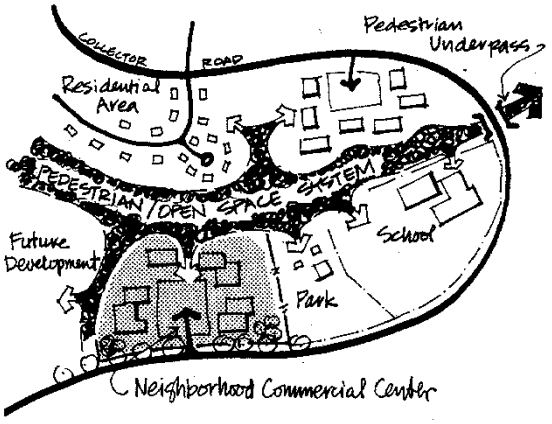
Architectural Design

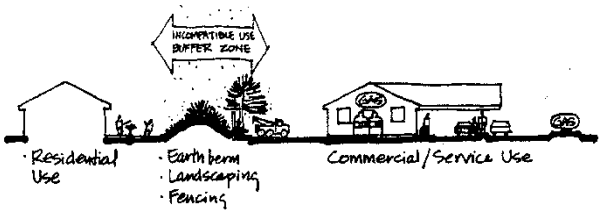
• Scale/Mass/Form
- Provide general consistency between neighborhood residential unit scale and proposed neighborhood/commercial/ office complex scale.
- Create interest through sensitive detailing and use of basic geometric forms for commercial structures.
- Use varied building facade setbacks to create interesting architectural (mass) relationships to the street.
- Cluster buildings around courtyard-like areas to reinforce neighborhood scale.

• Functional Relationships/Facade Treatment
- Select and site appropriate building types with respect to natural topography.
- Use current energy conservation







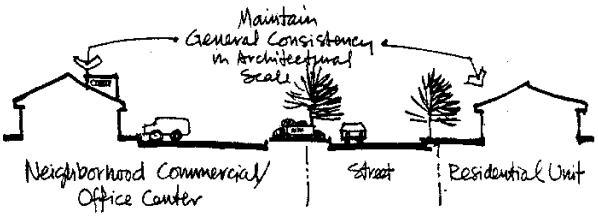


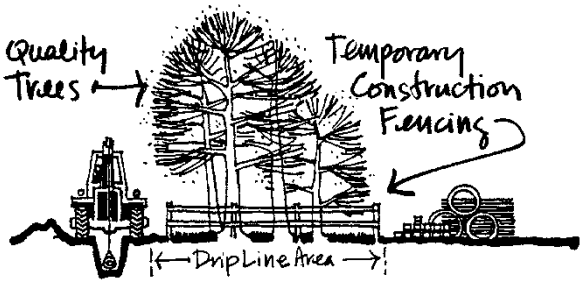
technology in architectural and heating/cooling systems design.
- Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
- Establish center-wide architectural theme consistency.
- Use similar architectural materials within the center development.

Landscape Architectural Design

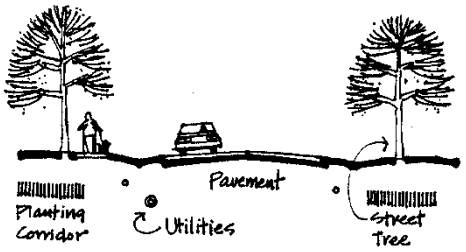
- Landscaping
  - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
  - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
  - Provide shade trees in all parking lots; use consistent species groupings to reinforce development character.
  - Locate street trees along roadways and parking areas in landscape corridors away from underground utilities.
  - Use special landscape treatments to identify and reinforce the center's entry areas.
  - Use special landscape treatments to define primary building entry zones.
  - Buffer incompatible uses with land forms and/or landscape materials as needed.
  - Use overhead canopy, intermediate focus and ground cover type plants to achieve functional goals.
  - Promote seasonal visual interest at major neighborhood focal points by using flowers and ornamental shrubs, trees, etc.
  - Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.
  - Protect solar access to buildings when incorporating landscape materials.

- Site Furnishings/Signing and Lighting
  - Provide a well-designed signage system to identify buildings and direct safe movement for ingress and egress (vehicular and pedestrian).
  - Provide well-designed project entry signs at major auto/pedestrian entry areas.
  - Ensure quality design for commercial signs on-site and on building facades; all buildings (within the same development)

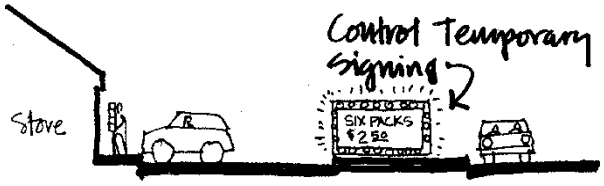


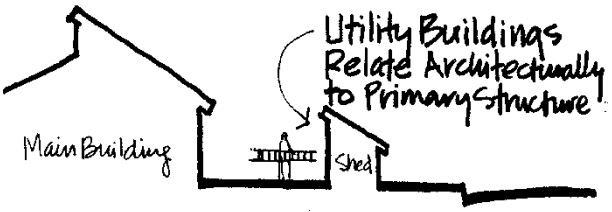


should portray consistency in signing criteria adherence.
- Control the use of temporary commercial advertising signs; do not use movable signs with flashing lights along street edges.
- Ensure neighborhood architectural theme and light fixture style consistency.



- Site Furnishing/Fencing/Walls/Minor Structures
  - Use materials which relate to the proposed function of the fence or wall (e.g., solid for privacy).
  - Use wall and fence materials and style consistent with the center's architectural materials and style.
  - Avoid long, monotonous solid wall or fence lines by using jogs or setbacks for visual interest.
  - Outdoor utility sheds/buildings should relate to major building architecture and style.
  - Provide walled enclosures to screen outdoor storage and refuse (dumpster) areas.
  - Keep architectural facade material types to a minimum on any single building facade.
  - Carry all attached facade materials (such as wood siding) down to a finished grade elevation, or paint exposed walls to match such facades.
  - Avoid false facade treatments which are unrelated to building form/function.
  - Carefully select and restrict the variety of architectural facade materials for each building.





Commercial/Campus Style Office Park Criteria

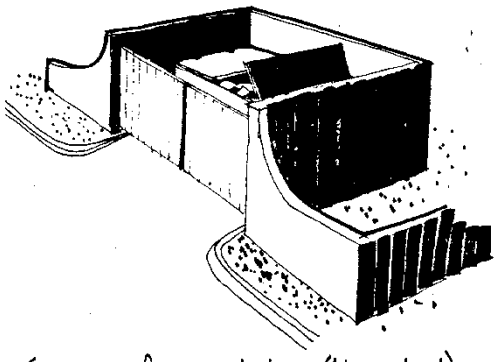
Site Planning

- General
  - Integrate new development with existing and future adjacent land uses appropriately.
  - Plan development in relatively large-scaled tracts to assure substantial open space provision.
  - Establish a strong sense of identity for each particular office campus or park.
  - Provide appropriate level, scale and location of support services/facilities

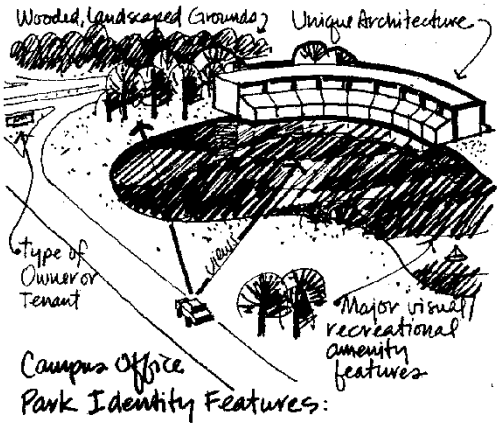
(e.g., eating establishments, business support and convenience commercial) to serve employees/businesses locally.
- Use energy conservation-based criteria in planning and design.
- Preserve or recover and record significant heritage resources.

• Access/Roads/Parking
- Provide adequate, safe auto access into the development from appropriate-level roadways.
- Use a hierarchical system of internal drives and roadways; do not access parking directly onto major collector roads.
- Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive road, building and parking design/construction.
- Provide well-screened off-street parking areas for employees/visitors.
- Road alignments should reinforce campus quality and scale; avoid long, straight, monotonous street layouts.
- Provide some parking areas for compact cars in order to reduce the area of impervious site cover.
- Provide screened parking areas for special vehicle parking/storage (e.g., maintenance vehicles, trailers, equipment, etc.).
- Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
- Segregate service, maintenance and loading zones from employee/visitor vehicle areas.
- Orient roadways to maximize southern (solar) exposure for office buildings, when possible.
- Provide a well-landscaped high-quality image toward the street.
- Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.
- Adhere to existing Fairfax County development standards for minimum parking space and driveway dimensions.

• Open Space/Community Facilities
- Integrate natural open space amenities into overall site design.
- Provide a continuous pedestrian/open space system linking activity nodes



Screen refuse container ('dumpster') areas.



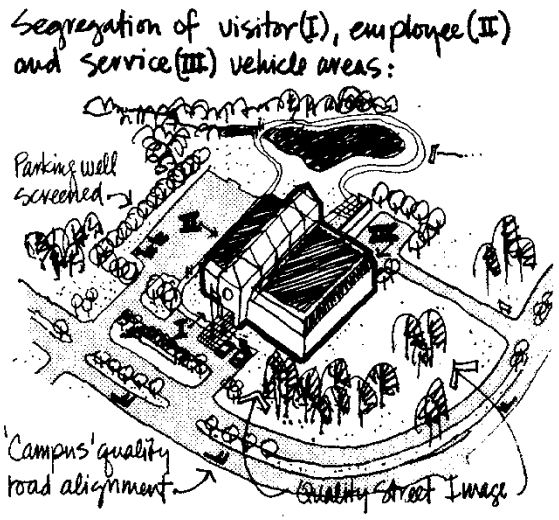
internally and externally.
- Design safe pedestrian system crossings at roads; provide grade-separated intersections at these points when possible; incorporate handicapped-access elements, such as ramps, into system design.
- Use natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers.

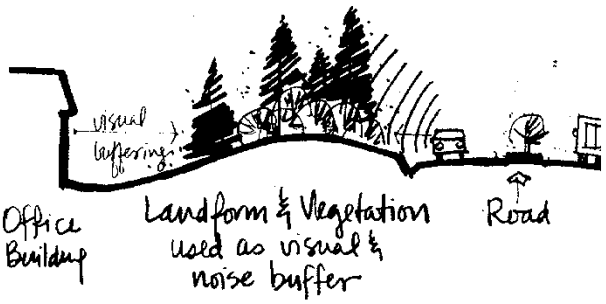
• Buffers
- Use varying scales and arrangements of building masses as buffers for incompatible use relationships.
- Take advantage of natural landscape edges and elements in buffering and defining building and parking zones.
- Use existing vegetation masses along with earth berms and architectural walls as visual and roadway noise buffers.

• Utility/Service Areas
- Use grass swales for surface drainage whenever possible.
- Provide stormwater detention/retention structures which can be retained as open space amenities.
- Place all electrical utility lines underground; screen utility substations and service areas from public view.
- Provide for safe on-site storage and off-site disposal of refuse and wastes generated by commercial/service uses.
- Consider common solar energy systems serving entire office park developments, when feasible.

Architectural Design

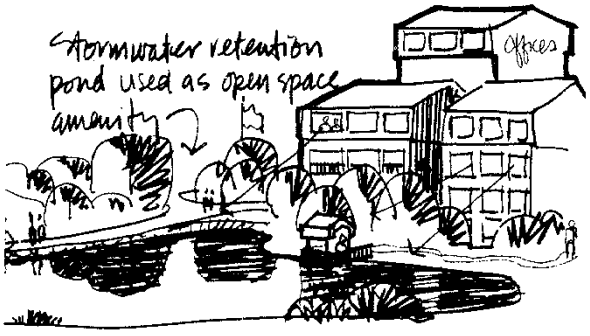
• Scale/Mass/Form
- Provide general consistency in architectural scale within each development cluster.
- Create interest through sensitive detailing and use of basic geometric forms reflecting building function.
- Use varied building/facade setbacks to create interesting architectural (mass) relationships to the street.
- Cluster buildings around courtyard-like amenity areas to create a strong sense of arrival for pedestrians.
- Buildings with large-area structural modules should be located on flat or

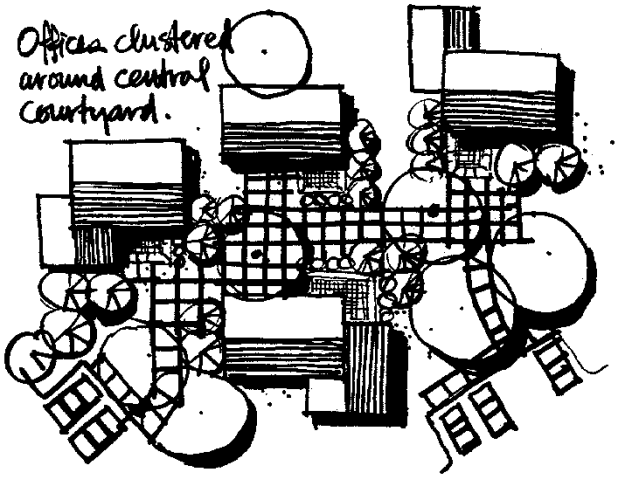




gently sloping sites only.

- Functional Relationships/Facade Treatment
  - Select and site appropriate building types with respect to natural topography.
  - Segregate primary building entries from service-type entries.
  - Use current energy conservation technology in architectural and heating/cooling systems design.
  - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
  - Establish architectural theme consistency throughout each office complex.
  - Use similar architectural materials within a given cluster of office buildings.
  - Keep architectural facade material types to a minimum on any single building facade.
  - Carry all attached facade materials down to a finished grade elevation, or paint exposed walls to match such facade materials.
  - Avoid false facade treatments which are unrelated to building form/function.
  - Carefully select and restrict the variety of architectural facade materials for each building or building cluster.



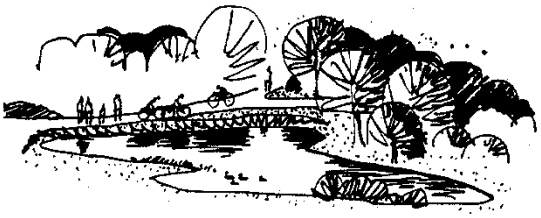


Landscape Architectural Design

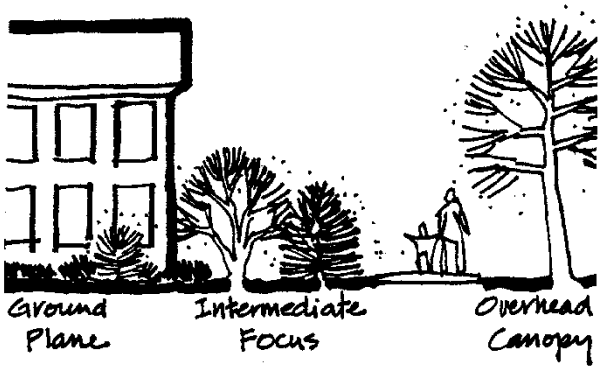
- Landscaping
  - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
  - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
  - Provide shade trees in all parking lots; use consistent species groupings to reinforce development character.
  - Locate street trees along roadways in landscape corridors away from underground utilities.
  - Use special landscape treatments to identify and reinforce major office park and site entry areas.
  - Use special landscape treatments to define primary building entry zones.
  - Buffer incompatible uses with land forms and/or landscape materials as needed.
  - Use overhead canopy, intermediate focus and ground cover-type plants to achieve

functional goals.
- Promote seasonal visual interest at major architectural and site focal points by using flowers and ornamental shrubs, trees, etc.
- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance; maintain landscape materials in all entry and streetscape areas.
- Protect solar access to buildings when incorporating landscape materials.

• Site Furnishings/Signing and Lighting
- Provide a well-designed office park and site entry signs at major auto/pedestrian entry areas.
- Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
- Ensure quality design for commercial office signs on-site and on building facades; all buildings within a development should reflect consistent signing criteria adherence.
- Provide design guidelines for all commercial signing within the office campus development, including temporary advertising, construction and informational signing.
- Provide special site entry area and identification sign lighting.
- Ensure development-wide architectural theme and light fixture style consistency.
- Provide individual building entry zone and corporate name/logo illumination lighting.



• Site Furnishing/Fencing/Walls/Minor Structures
- Use walls as architectural linkage elements between related but separate buildings, when possible.
- Use materials which relate to the proposed function of the fence or wall (e.g., solid for privacy).
- Use wall and fence materials and style consistent with each development's architectural materials and style.
- Avoid long, monotonous solid walls or fence lines by using jogs or setbacks for visual interest.
- Outdoor utility sheds/buildings should relate to building architecture and style.
- Provide walled enclosures to screen



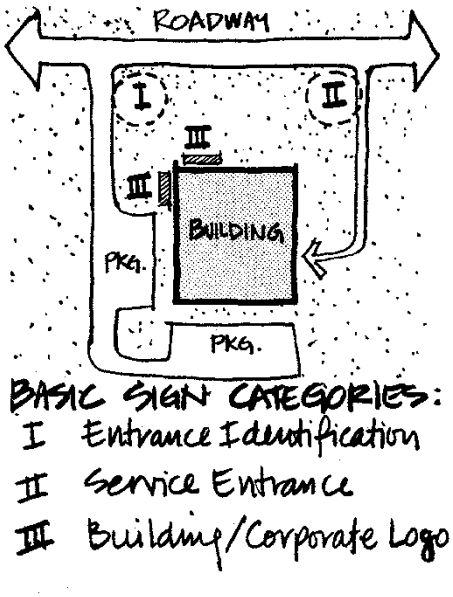
outdoor storage/service/refuse (dumpster) areas.

Research and Development/Utility and Light Industrial Criteria

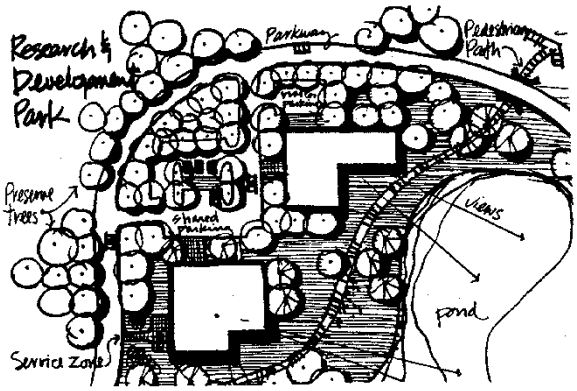
Site Planning

- General
  - Consider appropriateness of each particular use to the image/environment of the Fairfax Center Area.
  - Integrate new development with existing and future adjacent land uses appropriately.
  - Plan development in relatively large-scale tracts to assure substantial open space provision, especially for buffering.
  - Establish a strong sense of identity for each development.
  - Locate utility uses (such as power substations, water pump stations and waste water treatment plants) away from conflicting land uses, if feasible.
  - Provide pedestrian linkages to community-wide amenity areas, neighborhood services and facilities, as needed.
  - Use energy conservation-based criteria in planning and design.
  - Preserve or recover and record significant heritage resources.

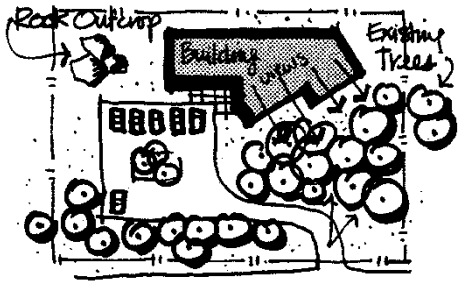
- Access/Roads/Parking
  - Provide adequate, safe auto and truck access into the development from appropriate level roadways.
  - Use a hierarchical system of internal roadways; do not access parking/service areas directly from major collector roads.
  - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive utility right-of-way, road, building and parking design/construction.
  - Road alignments should reinforce development quality and scale; avoid long, straight, monotonous street layouts.
  - Provide off-street, screened parking areas for special vehicle parking/ storage (e.g., maintenance vehicles, trailers, utility equipment, etc.).
  - Establish distinct utility and landscaping corridors within street rights-of-way and



parking areas.
- Segregate service, utility equipment, maintenance and loading zones from employee/visitor vehicle areas.
- Orient roadways to maximize southern (solar) exposure for office/industrial buildings, when possible.
- Reduce impervious surfaces (roads, parking, buildings, etc.) through use of cluster design techniques.
- Adhere to existing Fairfax County development standards for minimum parking, loading and driveway space requirements.



- Open Space/Community Facilities
  - Integrate natural open space amenities into overall site design.
  - Provide a continuous pedestrian/open space system linking activity nodes internally and externally.
  - Design safe pedestrian system crossings at roads; provide grade-separated intersections when possible; use handicapped-access design criteria.
  - Use natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers.
  - Use utility right-of-way corridors as potential pedestrian systems.



- Buffers
  - Provide safety fencing or walls around potentially dangerous service, industrial or utility uses.
  - Use varying scales and arrangements of building masses as buffers for incompatible use relationships.
  - Take advantage of natural landscape edges and elements in buffering and defining building, utility equipment and parking zones.
  - Make special efforts to screen utility complexes from public view; consider off-site visual impact of tall utility structures in design and siting of such elements.

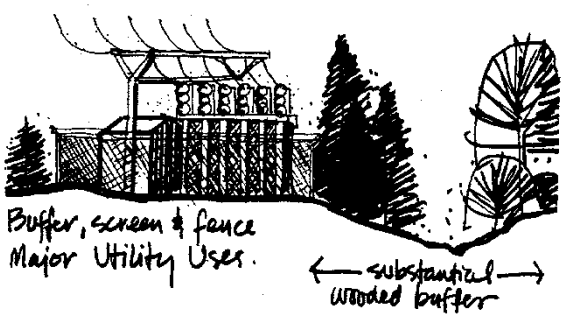
- Utility/Service Areas
  - Use grass swales for surface drainage whenever possible.
  - Provide stormwater detention/retention structures which can be retained as open space amenities.

- Place all electrical utility lines underground; screen utility substations and service areas from public view.
- Provide for safe on-site storage and off-site disposal of refuse or wastes generated by research and development, industrial or utility uses.

Architectural Design

- Scale/Mass/Form
  - Provide general consistency in architectural scale within each development cluster.
  - Create quality architectural statements through the use of basic geometric forms reflecting each building's function.
  - Use varied building setbacks to create interesting architectural (mass) relationships to the street.
  - Cluster buildings around courtyard-like areas to reduce overall visual impact of large scale architectural masses.
  - Buildings with large floor module needs should be located on flat or gently sloping sites.

- Functional Relationships/Facade Treatment
  - Select and site appropriate building types with respect to natural topography.
  - Segregate primary building entries from service-type entries, when applicable.
  - Use current energy conservation technology in architectural and heating/cooling systems design and for industrial process power sources.
  - Minimize solar heat gain for cooling and maximize solar heat gain/retention for heating by sensitive design treatment.
  - Use similar architectural materials within a given cluster of buildings.
  - Keep architectural facade material types to a minimum on any single structure.
  - Carry all attached facade materials down to a finished grade elevation or paint exposed walls to match such facade materials.
  - Avoid false facade treatments which are unrelated to building form/function.
  - Consider the use of special paint and graphic treatment to industrial and utility structures and elements (e.g., super graphics or color coded utility tanks, pipes and structures).
  - Carefully select and restrict the variety of

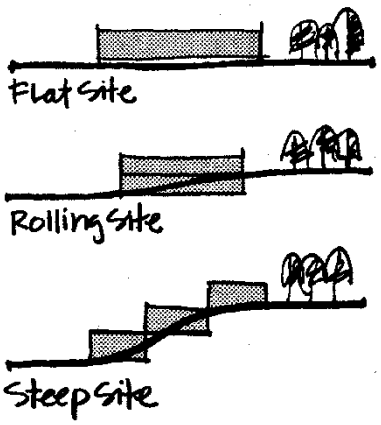


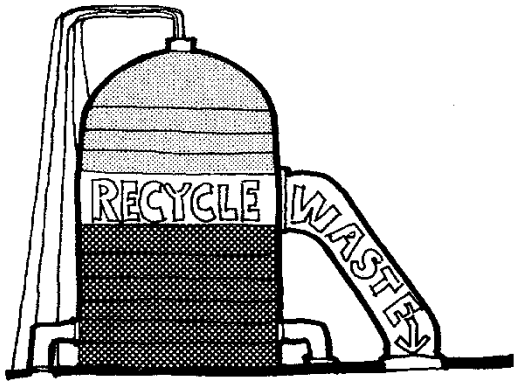
architectural facade materials for each building or structure.

Landscape Architectural Design

- Landscaping
  - Preserve existing quality vegetation to greatest extent possible, integrating it into new designs.
  - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.

- Site Furnishing/Fencing/Walls/Minor Structures
  - Use walls and fences as unifying architectural elements between related, but separate, buildings when possible.
  - Use materials which relate to the proposed function of the fence or wall.
  - Provide adequate safety fencing or walls around industrial or utility uses, as needed.
  - Use wall or fence materials and style consistent with building architectural materials and style.
  - Avoid long, monotonous solid walls or fence lines by using jogs or setbacks for visual interest.
  - Outdoor utility sheds/buildings should relate to major building architecture and style.
  - Provide walled enclosures to screen outdoor utility/storage/service areas.
  - Provide shade trees in parking lots; use consistent species groupings to reinforce development character.
  - Locate street trees along roadways in landscape corridors away from underground utilities.
  - Use special landscape treatments to identify and reinforce major development entry areas.
  - Use special landscape treatments to define primary building entry zones.
  - Buffer incompatible uses with land forms and/or landscape materials, as needed.
  - Use overhead canopy, intermediate focus and ground cover-type plants to achieve functional goals.
  - Promote seasonal visual interest at major focal points by using flowers and ornamental shrubs, trees, etc.
  - Select low-maintenance landscape

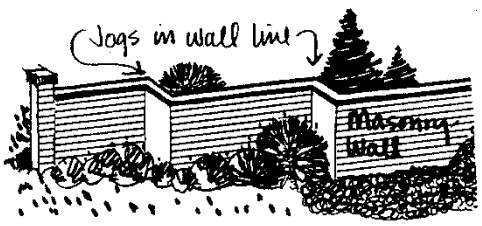


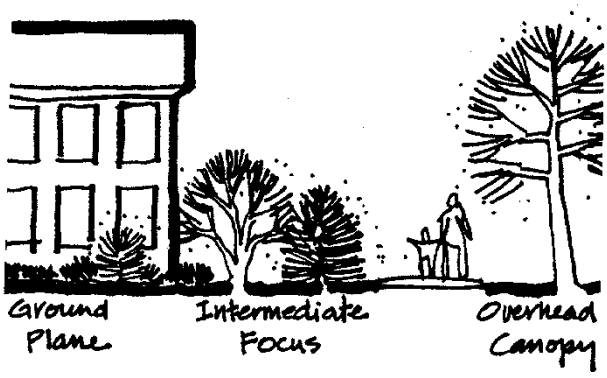


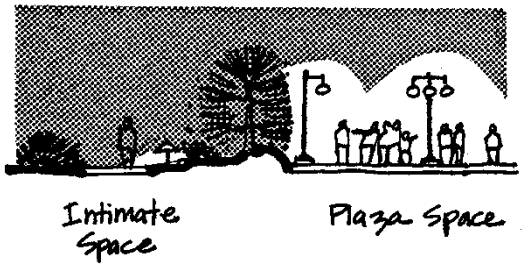
'Super-graphics' utilized on Utility Structures

materials for areas not likely to receive consistent maintenance.
- Protect solar access to buildings when incorporating landscape materials.

- Site Furnishings/Signing and Lighting
  - Provide a well-designed signage system to identify buildings and direct safe vehicular and pedestrian movement throughout the development.
  - Provide well-designed entry signs at major auto/pedestrian entry areas.
  - Provide design guidelines for all commercial/industrial signing within the development, including temporary, advertising, construction and information signing.
  - Provide roadway and pedestrian lighting systems consistent in style/intensity with each system hierarchy.
  - Ensure on-site architectural theme and light fixture style consistency; use simple, functional lighting design.






Intimate Space
Plaza Space